



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, March 10, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from 2/10/2022 ZBA Meeting)

1. **ZBA2022-010**
414 Walnut Street, R-1B Zoning District, Ward 1

Kathleen Tangney proposes to maintain an Accessory Dwelling Unit on the second floor with 857 SF of gross floor area where 750 SF is allowed and seeks a variance from section **8.26(C)** Accessory Dwelling Unit, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 24, 2022.

(Current Cases)

2. **ZBA2022-002**
155 Grand Avenue, R-1B Zoning District, Ward 5

Andrew Tine, Esq., (Agent) proposes to convert the use of a single family home to a congregate housing use on a lot of 9,000 SF where 15,000 is required, with 90' of lot frontage where 150' is required and a 9' side yard setback where 20' is required and seeks a variance from sections **5.10(A)10** Congregate Housing, **6.01** Minimum Lot Area, **6.02** Minimum Lot Frontage and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 30, 2021.

3. **ZBA2022-013**
23 Lebel Avenue, R-1B Zoning District, Ward 8

Tom Huot (Agent) proposes to construct a 20' x 24' addition for an accessory dwelling unit with a 6.3' side yard setback where 10' is required, a 8' x 26' farmers porch with a 13.9' front yard setback where 20' is required and with three front yard parking spaces with two within 4' of a property line and seeks a variance from sections **6.03** Side Yard Setback, **6.03(A)** Front Yard Setback and **10.09(B)** Parking Setbacks (5 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 28, 2022.

4. **ZBA2022-015**
1497 Union Street, R-1A Zoning District, Ward 1

Eric Paquette (Agent) proposes to install a 19'x36' in-ground pool in the street yard of a corner lot and seeks a variance from section **8.29(A)1** Accessory Structures and Uses, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 31, 2022.

5. **ZBA2022-012**
99 Rosemont Avenue , R-2 Zoning District, Ward 9

Peter Rojas (Agent) proposes to construct a 5'x5' addition for a half bath, with a setback of 5' where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 4, 2022.

6. **ZBA2022-016**
17 Roy Avenue, R-2 Zoning District, Ward 7

Evelyn Daugherty Chiappetta proposes to erect a 6' fence in the front yard of a corner lot where 4' is allowed and seeks a variance from section **8.27(B)** Fences Walls, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 7, 2022.

7. **ZBA2022-017**
9 Old Falls Road, R-2 Zoning District, Ward 5

Christopher Milonas proposes to establish a martial arts studio in 4,862 SF in a building where the remaining 2,912 of the building will be continued to be used as an office and warehouse space for a vending machine business and seeks a variance from section **5.10(H-5)2** Indoor Health and Fitness Center, Pool, Gym or Membership Sports Club, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 10, 2022.

8. **ZBA2022-018**
100 William Loeb Drive, IND Zoning District, Ward 6

Andrew Prolman, Esq., (Agent) proposes to occupy 8,900 SF for a private elementary or secondary school and seeks a variance from section **5.10(J)2** Private Elementary or Secondary School, Including Recreational Facilities, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 16, 2022.

9. **ZBA2022-020**
146 Maynard Avenue, R-1B Zoning District, Ward 8

Joseph Wichert (Agent) proposes to subdivide the property to create one new lot, where Lot 22 will remain improved with a single family dwelling with a side yard setback of 7.2' where 10' is required, with lot frontage and width of 70' where 75' is required, and where new Lot 22A will have lot frontage and width of 65' where 75' is required a variance from sections **6.02** Lot Frontage and Width (2 counts) and **6.03(C)** Side Yard Setback at Lot 22, and **6.02** Lot Frontage and Width (2 counts) at Lot 22A, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 17, 2022.

10. **ZBA2022-019**
167 Pine Street, R-3 Zoning District, Ward 3

Isaiah Able (Agent) proposes to establish a tattoo parlor within 500 feet from the exterior wall of a residential structure existing in a residential zoning district and seeks a variance from sections **5.10(H-6)12** Tattoo Parlor and **8.06(A)2** Tattoo Parlor Within 500 Feet From Exterior Wall of a Residential Structure Existing in a Residential Zone, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 22, 2022.

11. **ZBA2022-022**
255 Orange Street, R-2 Zoning District, Ward 2

Claire Provencher proposes to maintain the keeping of four domesticated chickens on a 10,430 square foot lot where at least a half-acre or 21,780 SF is required and maintain a hen house with a fenced in coop area 4' from the property line where 20' is required and seeks a variance from sections **8.30(a)** The Keeping of Domesticated Chickens and **8.30(d)** Hen Houses and Fenced Areas Required, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 22, 2022.

12. **ZBA2022-023**
253 Lake Avenue, R-3 Zoning District, Ward 5

Raphael Lora proposes to erect a 12' x 2' wall sign and a 20' x 4' wall sign resulting in three signs where one sign is allowed and seeks a variance from section **9.08** Signs In Residential Districts (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 22, 2022.

13. **ZBA2022-024**
302 Lake Avenue, R-3 Zoning District, Ward 5

Raphael Lora proposes to construct a 1,616 SF addition to a convenience retail store with a street yard setback of 6' and a side yard setback of 4' where 10' is required in both instances, and with parking spaces less than 4' from a property line and seeks a variance from sections **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback and **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 22, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of February 10, 2022.**
2. **Annual organizational meeting of the ZBA.**
3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
